

**BOROUGH OF HIGHLANDS
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
AUGUST 7, 2008**

Mr. Mullen called the meeting to order at 7:39 P.M.

Mr. Mullen asked all to stand for the Pledge of Allegiance.

Mr. Mullen made the following statement: As per requirement of P.L. 1975, Chapter 231. Notice is hereby given that this is a Regular Meeting of the Borough of Highlands Zoning Board and all requirements have been met. Notice has been transmitted to the Courier, the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board.

ROLL CALL:

**Present: Mr. Braswell, Mr. Francy, Ms. Ryan, Mr. Anthony, Mr. Gallagher,
Mr. Mullen, Mr. Britton, Ms. Solomon**

Late Arrival: Mr. Fox arrived at 7:51 P.M.

Absent: None

**Also Present: Carolyn Cummins, Board Secretary
Greg Baxter, Esq., Board Attorney
Joe May, P.E., Board Engineer**

**ZB#2008-5 Sendowski, Oren
Block 43 Lot 6 – 30 Shrewsbury Avenue
Request for Postponement to October 2, 2008**

Mr. Mullen stated that the Board received a letter from Martin A. McGann, Esq., requesting a postponement of this public hearing to October 2, 2008.

Mr. Gallagher offered a motion to grant a postponement of this public hearing to October 2, 2008, seconded by Mr. Francy and approved on the following roll call vote:

ROLL CALL:

**AYES: Mr. Braswell, Mr. Francy, Ms. Ryan, Mr. Anthony, Mr. Gallagher,
Mr. Mullen, Mr. Britton**

NAYES: None

ABSTAIN: None

**ZB#2008-4 Wood, T & M
Block 26 Lot 9.02 – 3 South Peak Street
Hearing on New Business**

**Present: Thomas Wood, Applicant
Martin Britton, Contractor**

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Conflicts: Mr. Anthony and Mr. Britton both stepped down for this hearing

Thomas Wood of 3 South Peak Street and Martin Britton of 147 Highland Avenue were both sworn in.

The following documents were marked into evidence:

- A-1: Variance Application 4-Pages;
- A-2: Zoning Permit Denial dated 4/24/08;
- A-3: Survey Prepared by T. Stuart dated 1/14/97;
- A-4: One Page Schematic of Porch;
- A-5a-f: Six Photographs.

Thomas Wood stated the following during his testimony and response to questions from the board:

1. He described the photographs marked A-5a-f of the existing porch and how small it. He stated that it is not conducive to getting in and out of the house.
2. He feels that the proposed porch is an improvement to house.
3. There is no protection from the weather with the existing porch.
4. This porch is the last needed thing to do to the outside of his house.
5. The existing concrete brick is a hazard.
6. The house will look more presentable with the proposed porch.
7. The existing porch will be removed.
8. He spoke to 21 of about 30 surrounding people and they like the proposed.

Mr. Fox arrives to the meeting at 7:51 P.M.

Mr. Wood continues his testimony as follows:

9. He can't think of any negative impact that the proposed porch would create.
10. He explained that he did think about making the proposed porch larger but the cost of the construction of it made him come to the decision of a smaller porch.
11. The proposed porch will be 6 feet (projection) by 10-feet.
12. This is not an enclosed porch, it's an open porch.
13. The overhang of the roof of the house is not quite two feet.

Martin Britton stated that there is a new roof being put over the proposed porch and the proposed is adding 40 square feet.

Mr. May stated that railroad ties may need to be placed by side of the walk way.

Thomas Wood continued his testimony as follows:

14. The new porch will not extend out beyond the turn of the sidewalk.

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- 15. He stated that with regard to a new sidewalk he will do what needs to be done.
- 16. He explained how the front yard slopes down.

Mr. Mullen asked if there were any questions from the public but there were none.

Mr. Mullen asked if there were any comments from the public but there were none.

The Public Portion of this hearing was closed.

Mr. Mullen stated that he feels that the proposed porch is an enhancement to the house and he understands what its like to try and get into the house in the rain with an uncovered porch.

Mr. Francy stated that this variance is so minor.

Mr. Mullen offered a motion to approve this variance application, seconded by Mr. Braswell and approved on the following roll call vote:

ROLL CALL:

**AYES: Mr. Braswell, Mr. Francy, Ms. Ryan, Mr. Gallagher, Ms. Solomon,
Mr. Mullen**

NAYES: None

ABSTAIN: None

Approval of Minutes

Mr. Fox offered a motion to approve the July 17, 2008 Zoning Board Minutes, seconded by Mr. Francy and approved on the following roll call vote:

ROLL CALL:

**AYES: Mr. Francy, Mr. Fox, Mr. Anthony, Mr. Gallagher, Ms. Solomon,
Mr. Britton, Mr. Mullen**

NAYES: None

ABSTAIN: Mr. Braswell, Ms. Ryan

Communication

ZB#2007-9 Magrans, Michael, Block 46 Lot s 2 & 3

Mr. Mullen announced that the Board received a letter from Mr. Magrans withdrawing ZB#2007-9.

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ZB#2007-7 231 Bay Ave, LLC Block 63 Lot 19.01, 231 Bay Avenue

Mr. Baxter stated that the Board received a letter granting the Board an extension of time to act through October 31, 2008.

September 4, 2008 Meeting Time Change

Mr. Mullen made a reminder announcement that the September Meeting time has been changed to 7:00 P.M.

Ms. Ryan offered a motion to adjourn the meeting, seconded by Mr. Gallagher and all were in favor.

The Meeting adjourned at 8:06 P.M.

CAROLYN CUMMINS, BOARD SECRETARY